

**39227 RR 250**  
**Rural Lacombe County, Alberta**

**MLS # A2246366**



**\$785,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,447 sq.ft.	<b>Age:</b>	1940 (85 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Single Garage Attached		
<b>Lot Size:</b>	10.75 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, See Remarks		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Block
<b>Features:</b>	Ceiling Fan(s), See Remarks, Tankless Hot Water, Vinyl Windows

<b>Water:</b>	Well
<b>Sewer:</b>	Septic Field
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	1
<b>Utilities:</b>	-

**Inclusions:** n/a

Hold your Horses, Country Living at it's finest. Run a Hobby Farm, Horse Ranch or just enjoy your 10.75 Acres zoned AG located SE of Lacombe or east of Red Deer in the Haynes area . Home has been loving upgraded and renovated blending the original Country charm with Modern efficiency. Kitchen has custom solid oak cabinets. Plus Built-in cabinets in both the Dining room and the rear Hall/Mud room. Oak floor restored beautifully. 3+1 bedrooms, 3 baths, 2 on the main floor. From the rear Hall there are circular stairs to an upper office with oak floors as well. Bathroom in the basement has Jetted Tub enclosed with custom tile work. Other room in the basement has been used as a temporary bedroom. Upgrade list is immense; New vinyl Windows, Flooring, shingles, on-demand hot water, H/E furnace, iron filter, softener, and reverse osmosis. Garage space: attached, heated single. Detached Double+. Shop has dividing walls and is massive. There are rooms, tack room and more. Attached to the shop is a 270' L shaped open sided with numerous Stalls. This area faces the main Paddock. Includes the Large Garden shed. There is cross fencing in the pasture, a dug out, stock water, and a separate well. Plus there is a creek running thru the property. This park like setting with lawns, tandem RV parking with 50amp power awaits all your toys and pets.